

**TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE**



**FISCAL NOTE**

**SB 1462 – HB 1559**

March 18, 2009

**SUMMARY OF BILL:** Requires the Property Division of the Department of Finance and Administration (F&A) to work with deaf and hard of hearing organizations in Nashville for the orderly development of a retirement center for deaf and hard of hearing persons. Requires any such retirement center to be located on property held by the State of Tennessee, with due consideration to be given to Long Hunter State Park. Requires the Property Division to consider leasing or selling of a parcel of state property for such purpose.

**ESTIMATED FISCAL IMPACT:**

**Increase State Expenditures – Exceeds \$50,000/One-Time**

**Other Fiscal Impact – If state property is sold, a one-time increase to state revenue estimated to exceed \$50,000. If state property is leased in lieu of a property sale, an increase to recurring state revenue estimated to exceed \$10,000 per year.**

Assumptions:

- The fiscal impact of this bill is dependent upon several unknown factors such as the extent to which F&A will be required to work with the deaf and hard of hearing community for the orderly development of a retirement center, the specific parcel of state property to which any retirement center would be located, whether or not the parcel of property is in Long Hunter State Park, if the state leases or sells any such property, and the extent of consideration paid to the state for any such sale or lease.
- Given the extent of unknown factors, determining a precise fiscal impact for the bill is difficult. However, it is expected that this bill will create additional one-time state expenditures. Such expenditures could be for obtaining property appraisals, obtaining proper change-of-use authorization for any state property having use restrictions, rezoning

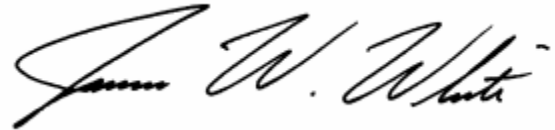
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requirements, possible environmental studies that may need to be completed, and the negotiating of any sale or lease of property. Such additional one-time state expenditures are unknown. However, it is reasonably estimated that such one-time state expenditures would exceed \$50,000.

- There could also be a one-time increase to state revenue if the state sold a parcel of property as the result of this bill. Any one-time increase to state revenue is expected to exceed \$50,000. However, if a lease is negotiated in lieu of a property sale, there would instead be an increase to recurring state revenue. It is reasonably estimated, that if state property is leased, the increase to recurring state revenue would exceed \$10,000 per year.

### **CERTIFICATION:**

This is to duly certify that the information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "James W. White". The signature is fluid and cursive, with the first name "James" written in a larger, more prominent script than the last name "White".

James W. White, Executive Director

/rnc